

RE: SPECIAL HEARING & VARIANCE * BEFORE
E/S Garrison Forest Road * THE DEPUTY
620' SE Caves Road * ZONING COMMISSIONER
(417 & 419 Garrison
Forest Road)
5th Election District * OF
3rd Councilmanic District * BALTIMORE COUNTY
Bette June H. Burnham, * Case No. 93-334-SPHA
Petitioner *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Hearing and a Petition for Zoning Variance. The Petitioner herein, Bette June H. Burnham through her Attorney-in-Fact Rick Burns, is the owner of a 2 acre parcel of land that is located in an RC-5 zone along Garrison Forest Road and contains two separate residential houses on the premises. The Petitioner requests my approval to allow the subdivision of her single lot into two separate lots, each to hold one of the existing houses, as well as a variance from the lot area requirement and the side yard setback for Lot #2.

Representing the Petitioner at the public hearing was G. Paige Wingert, Esquire. James W. Howard, a real estate broker who resides nearby at 411 Garrison Forest Road, appeared in support of the Petition. There were no Protestants present.

By way of background, the Zoning Office initially denied the Petitioner's request for subdivision approval, citing §1A04.3.B.1 and 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) which govern RC-5 zones. In a letter from Joe Merrey dated November

20, 1992, the Zoning Office denied subdivision approval stating that the requested subdivision would create a violation of the requirements: (1) that lots in RC-5 zones not have an area of less than one acre; and, (2) that setbacks not be less than 50 feet from any lot line. Accordingly, the Petitioner has submitted this Petition for zoning relief.

My review of the plat of the Burnham property confirms that subdivision would indeed result in lot sizes less than one acre as well as several setbacks which would not meet the minimum 50 foot requirement. Notwithstanding this fact, however, the Petitioner has respectfully submitted that the property is entitled to be subdivided under the law governing non-conforming uses.

In 1989, a very similar subdivision question to the one raised herein was addressed by then-Deputy Zoning Commissioner Ann Nastarowicz in Baltimore County Zoning Case No. 89-171-SPH, which involved a petition by Emerson Farms & Company to subdivide their property located on Greenspring Valley Road. In that case, the Petitioner requested a special hearing to approve and confirm the non-conforming uses of seven historic dwellings, and to approve the owner's right to separately convey these existing residential dwellings as separate condominium units. The property, zoned RC-2, consisted of one parcel containing approximately seven acres of land. The land was improved with three buildings containing seven dwelling units in all. At the hearing, the Petitioner was able to establish the non-conforming use of the property by uncontradicted testimony that indicated that the seven dwelling units on the parcel

2

had been permitted as of right (from a density standpoint) and were residentially occupied prior to the establishment of the RC zoning classifications. Next, the Deputy Zoning Commissioner addressed the issue of whether the proposed subdivision and conveyance of the seven dwellings as individual condominium units would constitute a change in the non-conforming use, such that the continued nature of the non-conforming use would be broken and thus terminated. On this issue, the testimony indicated that the use of the dwellings would not change, but merely title to each unit would be transferred. Thus, the Deputy Zoning Commissioner ruled that "[t]here [was]... no evidence that the proposed request would result in a use different in character, nature, kind, or an enlargement or improper extension of the subject non-conforming use." The Deputy Zoning Commissioner concluded that the B.C.Z.R. were clear that, with respect to the issue of non-conforming uses, the critical factor with regard to subdivision is the use of the land and not how it is titled. Accordingly, the proposed change of ownership did not terminate the right to the non-conforming use in the Emerson case and the subdivision request was granted.

In the present case, it is clear from the testimony proffered by Mr. Wingert on behalf of the Petitioner that the subject dwellings predate the existence of the Zoning Regulations in Baltimore County and are hence nonconforming uses. Although Mrs. Burnham is incapacitated and thus unable to testify, Mr. Wingert submitted into evidence as Petitioner's Exhibit #2, the Maryland Property Valuation worksheet from the Baltimore County Tax

3

Assessment Office indicating that the dwellings were built in 1911. In addition, Mr. Wingert submitted as Petitioner's Exhibit #1, the affidavit of Mr. Edward Beauchamp, a close personal friend of the Burnhams and the former Chief Property Appraiser for Baltimore County. Mr. Beauchamp's affidavit stated that he first became acquainted with the Burnhams in the 1930's, at which time both of the dwellings in question were present at the subject site. In addition, his affidavit stated that based upon his many visits to the property over the years he believed that the dwellings had been continuously occupied since the late 1930's. The testimony of Mr. Beauchamp contained in his affidavit was substantially corroborated by Mr. Howard who was present at the hearing.

Based upon this evidence, I find that the subject dwellings are non-conforming and that they are further entitled to be subdivided. Moreover, since without the requested variances, the Petitioner would be unable to subdivide, I find that both a practical difficulty and an unreasonable hardship have been shown by the Petitioner. I further find that the variances would not be contrary to the spirit of the B.C.Z.R. or result in substantial detriment to the public health, safety and general welfare. Accordingly, I find that the Petitioner has met its burden of proof with respect to the non-conforming use and to obtain variance relief pursuant to § 307.1 B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing held on this Petition, and for the reasons given

4

above, the requested special hearing and variances should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 4th day of June, 1993, that the Petition for a Special Hearing to confirm the non-conforming uses of the two existing dwellings located at 417 and 419 Garrison Forest Road and the Petitioner's right to separately convey these dwellings, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Zoning Variance from § 1A04.3.B.1 of the B.C.Z.R. to permit a lot area of .96970 acres on Lot #2 in lieu of the required one acre, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Zoning Variance from § 1A04.3.B.3 of the B.C.Z.R. to permit a side yard setback of 38.1 feet on Lot #2 in lieu of the required 50 feet, be and is hereby GRANTED;

Any appeal of this decision must be taken in accordance with § 26-132 of the Baltimore County Code.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

RE: SPECIAL HEARING & VARIANCE* BEFORE
E/S Garrison Forest Road * THE DEPUTY
620' SE Caves Road * ZONING COMMISSIONER
(417 & 419 Garrison
Forest Road)
5th Election District * OF
3rd Councilmanic District * BALTIMORE COUNTY
Bette June H. Burnham, * Case No. 93-334-SPHA
Petitioner *

**PETITIONER'S MEMORANDUM IN SUPPORT OF
SPECIAL HEARING AND VARIANCE REQUEST**

Bette June H. Burnham, Petitioner, by her attorney, G. Paige Wingert of Venable, Baetjer and Howard, respectfully submits this Memorandum in support of her request for a Special Hearing and Variances and states as follows:

STATEMENT OF THE CASE

Located in an RC-5 zone, the Burnham property is a single parcel containing approximately 2 acres of land and two separate residential houses on the premises. Our client would like to subdivide her single lot into two separate lots, each to hold one of the existing houses. The Zoning Office initially denied our client's request for subdivision approval, citing §1A04.3.B.1 and 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) which govern RC-5 zones. In a letter from Joe Merrey dated November 20, 1992, a copy which is attached hereto, the Zoning Office denied subdivision approval stating that the requested subdivision would create a violation of the requirements: (1) that lots in RC-5 zones

not have an area of less than one acre; and, (2) that setbacks not be less than 50 feet from any lot line.

Our review of the Burnham property confirms that subdivision would indeed result in lot sizes less than one acre as well as several setbacks which would not meet the minimum 50 foot requirement. Notwithstanding this fact, however, it is respectfully submitted Mrs. Burnham is entitled to subdivide her property under the law governing non-conforming uses.

LEGAL ANALYSIS

Assuming preliminarily that the Burnham residences were in fact constructed prior to the adoption of the zoning regulations, the residences are currently non-conforming in at least two aspects. First, the lot exceeds the maximum gross residential density for a lot of record in an RC-5 zone which is .667 dwellings per acre. See B.C.Z.R., §1A04.3B.1. Second, the area regulations for RC-5 zones require that no more than one dwelling may be located on any single lot. See B.C.Z.R. § 1A04.3.B.6. Obviously, the Burnham property already contains two dwellings and thus, violates this requirement.

In 1989, the subdivision question raised in the present case was addressed by the Deputy Zoning Commissioner of Baltimore County in a petition by Emerson Farms & Company to subdivide their property located on Greenspring Valley Road. See Baltimore County Zoning Case No. 89-171-SPH, a copy which

2

is attached hereto. In that case, the Petitioner requested a special hearing to approve and confirm the non-conforming uses of seven historic dwellings, and to approve the owner's right to separately convey these existing residential dwellings as separate condominium units. The property, zoned RC-2, consisted of one parcel containing approximately seven acres of land. The land was improved with three buildings containing seven dwelling units in all. At the hearing, the Petitioner was able to establish the non-conforming use of the property by uncontradicted testimony that indicated that the seven dwelling units on the parcel had been permitted as of right (from a density standpoint) and were residentially occupied prior to the establishment of the RC zoning classifications. Next, the Deputy Zoning Commissioner addressed the issue of whether the proposed subdivision and conveyance of the seven dwellings as individual condominium units would constitute a change in the non-conforming use, such that the continued nature of the non-conforming use would be broken and thus terminated. On this issue, the testimony indicated that the use of the dwellings would not change, but merely title to each unit would be transferred. Thus, the Deputy Zoning Commissioner ruled that "[t]here [was]... no evidence that the proposed request would result in a use different in character, nature, kind, or an enlargement or improper extension of the subject non-conforming use." The Deputy Zoning Commissioner concluded that the B.C.Z.R. were

3

clear that, with respect to the issue of non-conforming uses, the critical factor with regard to subdivision is the use of the land and not how it is titled. Accordingly, the proposed change of ownership did not terminate the right to the non-conforming use in the Emerson case and the subdivision request was granted. See also Anderson, American Law of Zoning, §6.40.

Although we have not found any other Maryland cases addressing this issue, it would appear that the same result has been reached in other jurisdictions. For example, in Keith v. Saco River Corridor Commission, 464 A.2d 150 (Me. 1983), the Supreme Court of Maine similarly held that a lot and three buildings which enjoyed non-conforming use status could be subdivided into three separate parcels. In Keith, a single parcel of land contained three residential buildings which were used and separately maintained as tenant houses. The owner sought to subdivide her single parcel into four parcels -- three of which were to contain the residential houses and the fourth which was to remain as a vacant lot for later development. The owner's request, however, was initially denied based upon the fact that it would have resulted in the dwellings and lots violating the frontage and setback requirements that were in effect. Notwithstanding this fact, however, the Court held the proposed subdivision and sale of the three separate non-conforming lots and buildings did not result in an unlawful extension, expansion

4

or enlargement of the non-conforming use, even though the proposed subdivision created setback deficiencies. Thus, the requested subdivision was granted.

CONCLUSION

Applying the Emerson and Keith cases to the present case would indicate that Mrs. Burnham may subdivide her property because the two residential dwellings that are on the lot are valid, non-conforming uses.

WHEREFORE, for the aforementioned reasons, the Petitioner respectfully requests that the Deputy Zoning Commissioner grant the requested special hearing and variances.

G. Paige Wingert
G. PAIGE WINGERT
Venable, Baetjer & Howard
210 Allegheny Avenue
P. O. Box 5517
Towson, Maryland 21204
(410) 494-6200

MEMO0050 GPW

5

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

June 4, 1993

(410) 887-4386

G. Paige Wingert, Esquire
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE
E/S Garrison Forest Road, 620' SE of Caves Road
(417 and 419 Garrison Forest Road)
5th Election District - 3rd Councilmanic District
Bette June H. Burnham - Petitioner
Case No. 93-334-SPHA

Dear Mr. Wingert:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

File



Petition for Special Hearing

93-334-SPHA
to the Zoning Commissioner of Baltimore County
for the property located at 417 & 419 Garrison Forest Road
Owings Mills, Maryland 21117
which is presently zoned RC-5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commission should approve and confirm the non-conforming uses of two dwellings located on 2.011 acres in an RC5 zone and to approve the owner's right to separately convey these existing residential dwellings.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Legal Owner(s):
Bette June H. Burnham
(Type or Print Name)
By: *Rick Burns*
Signature Rick Burns Attorney in Fact
by Power of Attorney dated: 4/4/90
(Type or Print Name)
Signature:
1412 Hardley Court 363-1400
Address:
Bel Air, Maryland 21014
City: State: Zipcode:
Name, Address and phone number of legal owner, contract purchaser or representative to be contacted:
G. Paige Wingert, Esquire
210 Allegheny Avenue
Towson, Maryland 21204 494-6200
Address: Phone No:
City: State: Zipcode:
ESTIMATED LENGTH OF HEARING: 1.5 hr.
Unavailable for Hearing:
The following dates: Next Two Months
All: ☒ OTHER: ☐
REVIEWED BY: *4/4/93* DATE: *4-9-93*

ORDER RECEIVED FOR FILING
Date: *4/4/93*
By: *[Signature]*

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: *34* Date of Posting: *4/28/93*
Posted for: *Special Hearing & Variance*
Petitioner: *Bette June H. Burnham*
Location of property: *417-419 Garrison Forest Rd. (66) 620' SE of Caves Rd.*
Location of Sign: *Along road near intersection between both parcels.*
Remarks: *Both addresses added to sign.*
Posted by: *[Signature]* Date of return: *4/30/93*
Number of Signs: *2*

CERTIFICATE OF PUBLICATION

TOWSON, MD. *April 16, 1993*
THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of *1* successive weeks, the first publication appearing on *April 15, 1993*.

THE JEFFERSONIAN,

S. Zake Orlan
Publisher



Petition for Variance

93-334-SPHA
to the Zoning Commissioner of Baltimore County
for the property located at 417 & 419 Garrison Forest Road
Owings Mills, Maryland 21117
which is presently zoned RC-5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A04.3.B.1 to permit a lot area of .96970 acres on lot 2 in lieu of the required one acre and Section 1A04.3.B.3 to permit a side yard setback of 38.1 feet on lot 2 in lieu of the required 50 feet pursuant to Section 307.1 of the Baltimore County Zoning Regulations.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Legal Owner(s):
Bette June H. Burnham
(Type or Print Name)
By: *Rick Burns*
Signature Rick Burns Attorney in Fact
by Power of Attorney dated 4/4/90
(Type or Print Name)
Signature:
1412 Hardley Court 363-1400
Address:
Bel Air Maryland 21014
City: State: Zipcode:
Name, Address and phone number of legal owner, contract purchaser or representative to be contacted:
G. Paige Wingert Esquire
210 Allegheny Avenue
Towson, Maryland 21204 494-6200
Address: Phone No:
City: State: Zipcode:
ESTIMATED LENGTH OF HEARING: 1.5 hr.
Unavailable for Hearing:
The following dates: Next Two Months
All: ☒ OTHER: ☐
REVIEWED BY: *4/4/93* DATE: *4-9-93*

ORDER RECEIVED FOR FILING
Date: *4/4/93*
By: *[Signature]*

A. L. Snyder
Surveyor, Inc.
1911 Hammer Pike
Hampstead, Maryland 21074

(410) 239-7744

Description to Accompany Zoning Petition

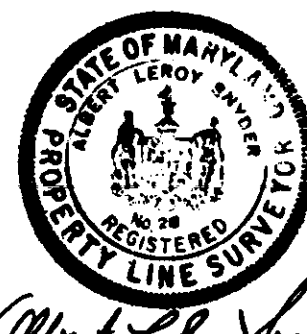
417 & 419 Garrison Forest Road

December 28, 1992

Beginning for the same on the east side of Garrison Forest Road 620.00 feet southeast of Caves Road, and running thence,
1.) S 19° 54' 39" E 236.86 feet,
2.) N 71° 08' 31" E 371.25 feet,
3.) N 20° 44' 46" W 237.58 feet,
4.) S 71° 02' 35" W 367.77 feet to the place of beginning.

Containing 2.0116 Acres of land, more or less.

Being all that lot or parcel of land conveyed by Charles M. Burnham to Bette June H. Burnham by deed dated December 31, 1985 and recorded among the Land Records of Baltimore County, Maryland in Liber E.H.K., Jr. 7064 folio 178 etc.



MEMBER: Md. Soc. of Surveyors & W. Va. Assoc. of Land Surveyors & A.C.S.M.



Zoning Administration & Development Management
210 Allegheny Avenue
Towson, Maryland 21204

receipt
93-334-SPHA
Account: R-001-4150
Number:
Item # 345

Date: *4-1-93*

Bette June H. Burnham Property
417-19 Garrison Forest Rd.

Special Hearing fee - \$ 50.00
" Sign - 35.00
Residential Variance fee - 50.00
" Sign - 35.00
Total \$ 170.00
Please Make Checks Payable To: Baltimore County

Cashier Validation

PETITIONER'S
EXHIBIT

AFFIDAVIT OF EDWARD L. BEAUCHAMP

I, Edward L. Beauchamp, hereby declare and affirm as follows:

1. I am over eighteen years of age and have personal knowledge of the matters and facts set forth in this Affidavit and am competent to testify thereto.
2. I am a resident of Baltimore County, residing at 11630 Glen Arm Road, # U13, Glen Arm, Maryland 21057.
3. I am a retired real estate appraiser and insurance agent. I worked in Baltimore County my entire career and, in fact, held the position of Chief Appraiser for Baltimore County during the 1950's, 60's and 70's.
4. I am very familiar with the property owned by Bette June H. Burnham at 417 and 419 Garrison Forest Road in Baltimore County, Maryland. Beginning in approximately 1938, I became very well-acquainted with Mrs. Burnham and her late husband, Charles M. Burnham, in both a personal and professional capacity. In addition to being close, personal friends of the Burnhams, I handled the Burnham's insurance policy for their business, appraised the Burnham's property at 417-419 Garrison Forest Road, and participated in the local Rotary Club with the late Mr. Burnham for many years. I also served as co personal representative and trustee for Mr. Burnham's estate. As a result of my relationship with the Burnhams, I visited their property at 417-419 Garrison Forest Road on numerous occasions.

MARYLAND PROPERTY VALUATION RECORD RESIDENTIAL WORKSHEET									
1. PROPERTY ADMINISTRATIVE DATA									
Account No.	040302005989		Notice Date	03/24/95					
District	3		Valued by	BB					
Card Seq	11109		Year Built	1911					
Owner's Name	BURNHAM BETTE JUNE H		Grade	4					
Address	417 ES GARRISON FOREST RD		Condition	Average					
Neighborhood	3152 Subdivision 14		DwellingType	Sideunit					
Microlot No	1231		Foundation Area	925					
WV Model No	107		Enclosed Area	2207.5					
Occupancy	H		Sec. 1 Perimeter	166					
Carriage	0		Total Perimeter	176					
2. DWELLING COST CALCULATION									
SEC.	1	STORY	TYPE	SQUARE FEET	RATE	COST			
2	2	2 1/2/4/6	Frame	625	168.25	105,072			
3	2	2 1/2/4/6	Frame	300	105.35	31,605			
3. SUBTOTAL DWELLING SQUARE FOOT COST						136,677 *			
4. OTHER CHARGES									
ITEM	TYPE		SIZE/UNITS	RATE		COST			
Heat	Heat/Rad								
Air Condit	None								
Full Baths over allowance			1	2,200.00		2,200			
Full Baths			1	1,015.00		1,015			
Fireplace #1			1	3,800.00		3,800			
Perchmt	3518pk		346	21.80		7,533			
Roofed	1510pon		403	7.00		2,821			
5. SUBTOTAL OTHER CHARGES						17,759 *			
6. TOTAL DWELLING BASE COST						154,436 *			
7. DWELLING VALUE									
8. TOTAL DWELLING VALUE						154,436 *			
9. TOTAL PROPERTY VALUE									
10. TOTAL IMPROVEMENT VALUE						154,436 *			
11. LAND VALUATION									
Land Type	Inland?	Size Acre	RATE	ADJUSTMENT		COST			
Primary	1.00	1.00	150,000.00			150,000			
Secondary	0.00	0.00	15,000.00			0			
Tertiary	0.00	0.00	0.00			0			
Lease						0			
Total Land Size	1.00					0			
12. TOTAL LAND VALUE						154,436 *			
13. TOTAL PROPERTY VALUE						308,872 *			
14. REMARKS									

PETITIONER'S
EXHIBIT

Petitioner's
Exhibits
445
93-334-SPNA

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
M/S Greenspring Valley Road, * DEPUTY ZONING COMMISSIONER
1150' W of the c/l of Falls Road
8th Election District * OF BALTIMORE COUNTY
3rd Councilmanic District
Emerson Farms & Company * Case No. 89-171-SPH
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

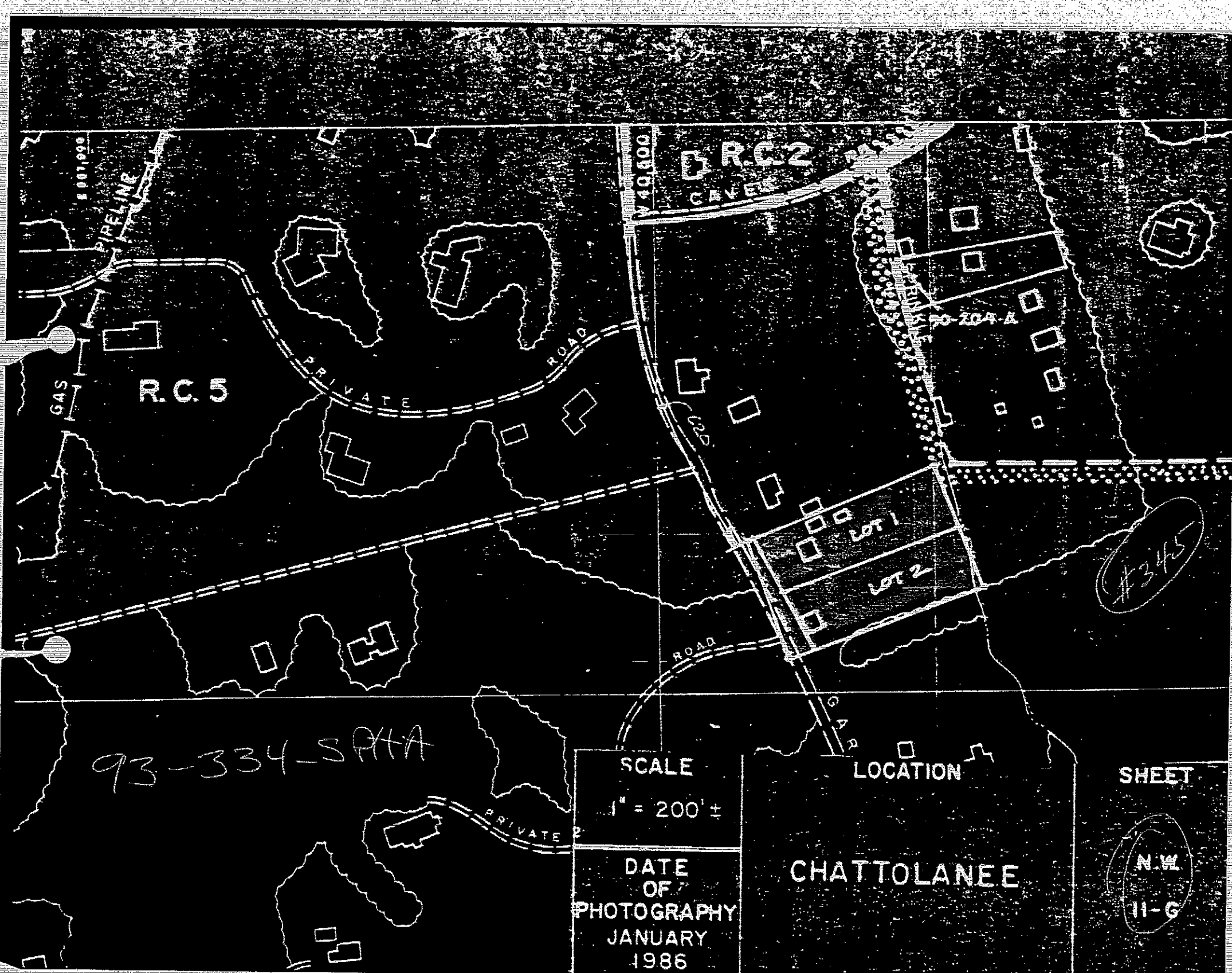
The Petitioner herein requests a special hearing to approve and confirm the nonconforming use of seven (7) historic dwellings, and approve and determine the owners' right to separately convey the existing residential units through the use of a homeowners or condominium association, all as more particularly described in Petitioner's Exhibit 1.

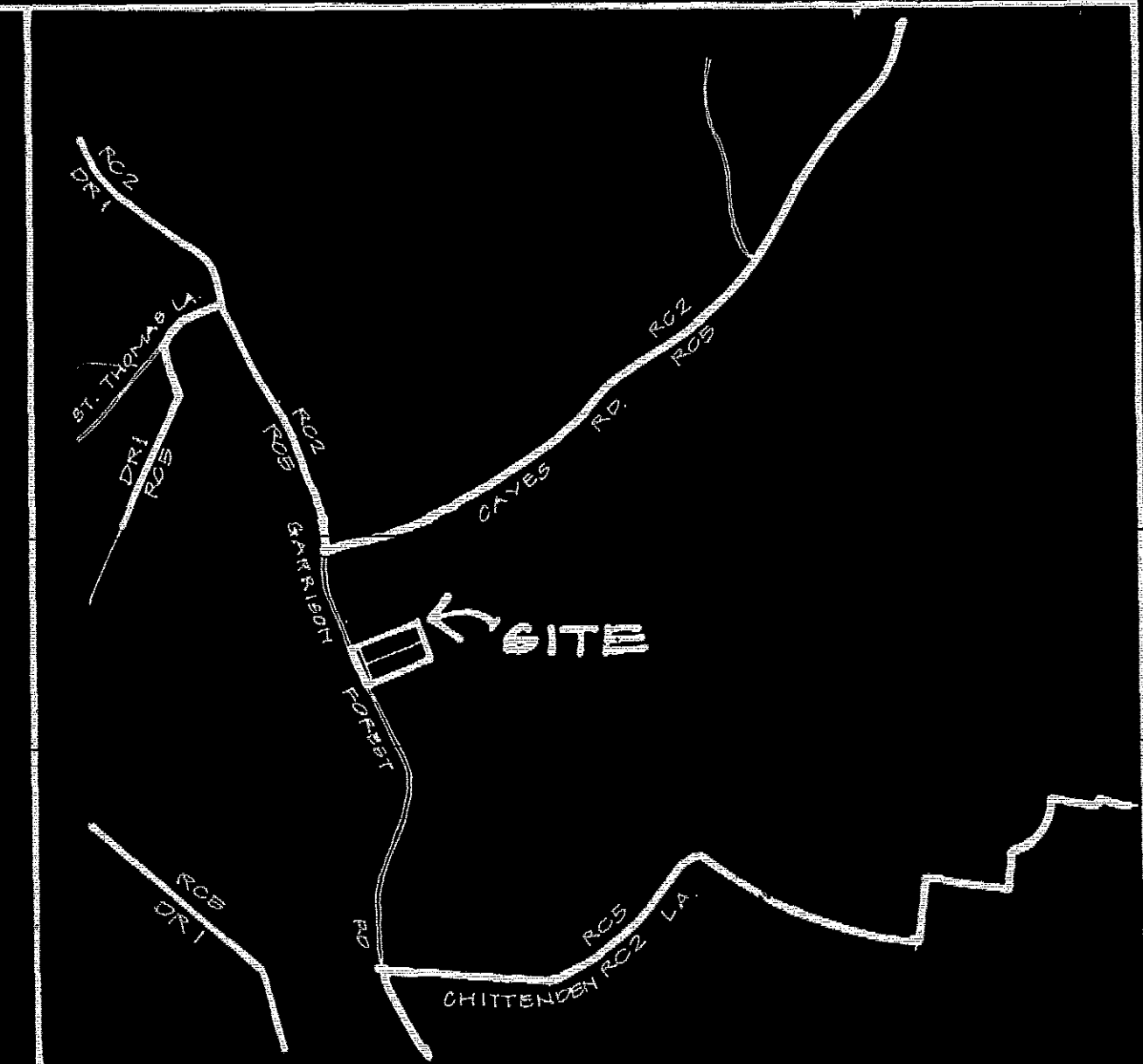
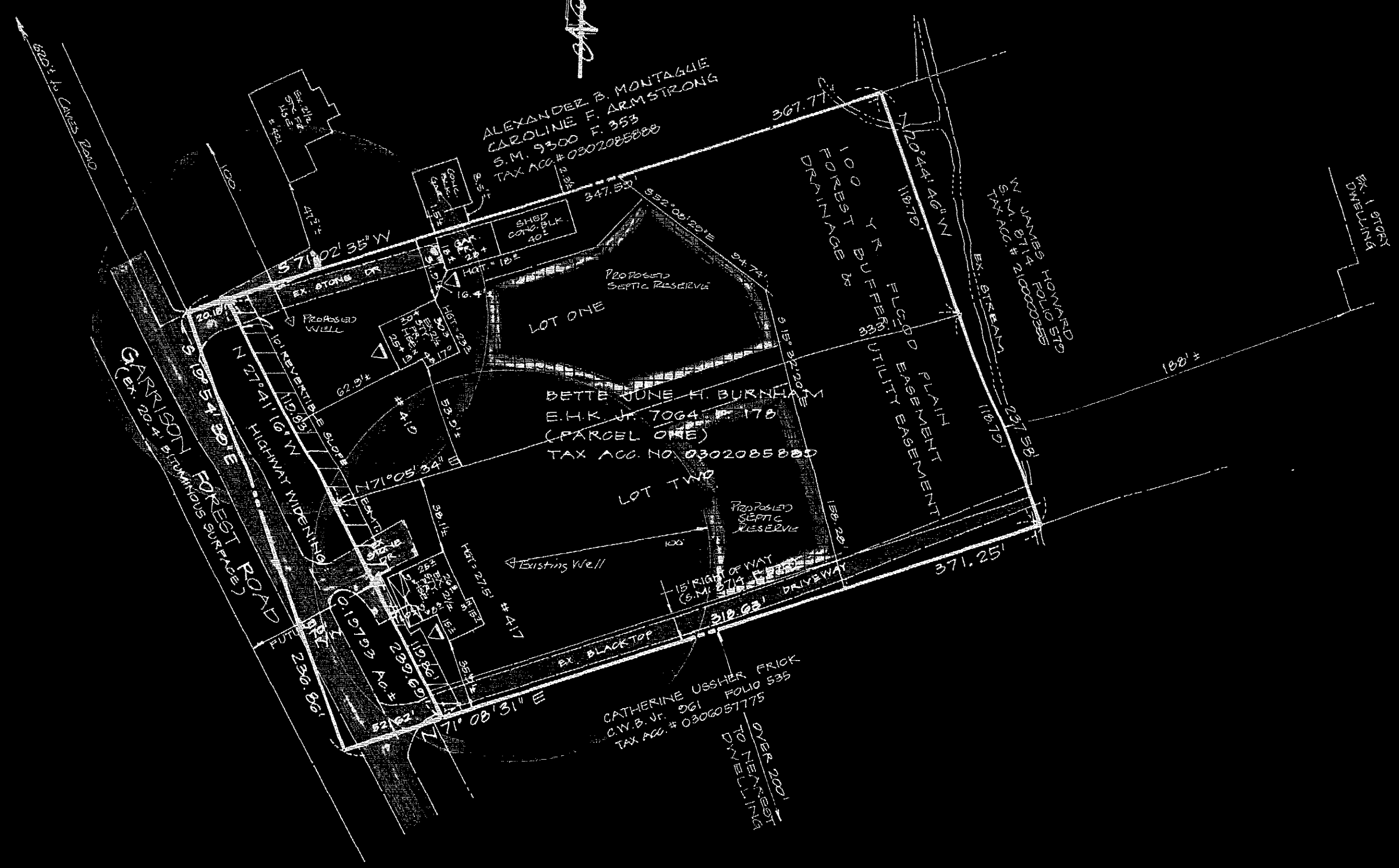
At the hearing held on November 9, 1988, the Petitioner, by Richard A. Moore, General Partner, appeared, testified and was represented by Stephen J. Nolan, Esquire. Also appearing on behalf of the Petition were: W. James Howard, Thomas W. Greene, J. M. Dryden Hall, Jr., Jack Dillon, Office of Planning and Zoning, A. D. McComas Executive Director of the Falls Road Community Association, Lisa Keir, Executive Director of the Valleys Planning Council, and Eugene P. Raphael, Civil Engineer. Phyllis Friedman appeared on behalf of People's Counsel for Baltimore County. There were no Protestants.

At the initial hearing held on November 9, 1988 testimony indicated that the subject property consisted of 2.602 acres of a 7.00 acre parcel known as Tract "A" as depicted on Petitioner's Exhibit 1. Thereafter, at the hearing held on January 7, 1991, the property was amended to consist of the entire 7.00-acre parcel as depicted on Petitioner's Exhibit 9. Said property, zoned R.C. 2, is located on the west side of Greenspring

PETITIONER'S
EXHIBIT

MICROFILM





VICINITY MAP
SCALE: 1" = 1000'

NOTE: EACH INDIVIDUAL LOT WILL BE SERVED BY ITS OWN WELL & SEPTIC.

AREA NOTES:
 ENTIRE PROPERTY - GROSS AREA - 1.97677 AC. ±
 LOT ONE - GROSS AREA - 1.00907 AC. ±
 PROPOSED AREA AFTER SUBDIVISION - 0.92454 AC. ±
 LOT TWO - GROSS AREA - 0.96970 AC. ±
 PROPOSED AREA AFTER SUBDIVISION - 0.88715 AC. ±

93-334-SPHA
345

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE & SPECIAL HEARING

PROPERTY ADDRESS: 1417 & 1419 GARRISON FOREST RD.,
 OWINGS MILLS, MD. 21117
 OWNER: BETTE JUNE H. BURNHAM
 COUNCILMANIC DISTRICT: 3 ELECTION DISTRICT: 5
 ZONING: RC-5
 LOT SIZE: 2.0110 AC. PRIVATE WATER & SEWER
 DATE: MARCH 31, 1993 SCALE: 1" = 50'

PREPARED BY:
A.L. SNYDER
 SURVEYOR, INC.
 1011 HANOVER PIKE
 HANOVER, MD. 21074
 TEL: 286-1740
 FAX: 286-0085

PETITIONER'S EXHIBIT 3



ZONING OFFICE USE ONLY
 REVIEWED BY: _____
 ITEM NO. _____
 CASE NO. _____

400 NO. 01059